

**TOWN OF DAVIE
OPEN SPACE ADVISORY COMMITTEE (OSAC)
TUESDAY, MAY 27, 2008 - 7:30 P.M.
ROBBINS LODGE
4005 HIATUS ROAD, DAVIE, FLORIDA**

MEMBERS PRESENT

Joyce Steward, Chair
Linda Greck, Vice Chair
Christina Pellicane (arrived 7:44 pm)
Donald Burgess
Toni Webb
Frances Steier
Janice Carey
Casey Lee
Paul Greenbaum
John Capazolli

STAFF AND GUESTS PRESENT

Tim Lee, Town of Davie
Phillip Holste, Town of Davie
Susan Starkey, District 3 Council member
Ingrid Allen, Town of Davie
Patrick Mason, United Ranches Preservation Board
Tobi Perkins, United Ranches Preservation Board
Judy Paul, Davie Area Land Trust
Kathy Cox, South Florida Trail Riders of Broward Trustee
Ken & Sandy Allen, Resident
Todd Miller, Iler Planning Group
Tyler Chappell, The Chappell Group, Inc.
Hilda Testa, Recording Secretary, Prototype, Inc.

1. ROLL CALL

Chair Steward called the meeting to order at 7:27 p.m. and roll call was taken.

2. ELECTION OF CHAIR

Motion made by Vice Chair Greck and seconded by Ms. Lee, to nominate Chair Steward to continue as Chair. In a voice vote, the motion passed unanimously.

3. ELECTION OF VICE CHAIR

Motion made by Mr. Burgess and seconded by Ms. Lee, to nominate Vice Chair Greck to continue as Vice Chair. In a voice vote, the motion passed unanimously.

4. APPROVAL OF MINUTES

Mr. Burgess noted the heading at the top of each page was erroneously dated January 28, 2008 instead of March 24, 2008. Also, on the bottom of page four, the last sentence of the page should read “east” of the Florida Turnpike. In the New Business portion of the Minutes, the Agricultural Advisory Committee was erroneously typed as the “Agrarian Committee” in paragraphs 4, 5 and 7, and again on page 8 in the sixth paragraph.

Motion made by Vice Chair Greck and seconded by Ms. Webb, to approve the Minutes from March 24, 2008 as amended. In a voice vote, the motion passed unanimously.

5. NEW BUSINESS

5.1 Update from Public Works including equestrian sign design and Flamingo Road Trail – Manny Diez

Mr. Diez was expected to attend the meeting; however, since he was not present to give an update, Chair Steward suggested the Board move on to the next item.

Vice Chair Greck stated she had sent an e-mail correspondence to Mr. Dennis Andresky regarding the status of the Flamingo Road Trail. Mr. Andresky’s written response stated, “I checked with Keith Pursell in Public Works and the trail is not yet complete. A contractor will be installing the signs and bollards, the bid specifications are in the Purchasing Department and should take two to three weeks to get a purchase order and a few more weeks to actually finish the trail. The anticipated completion date is approximately July 8, 2008.”

Ms. Cox asked if the Board had any information regarding the status of the fences preventing use of the trail. Ms. Cox continued to advise she had spoken with Mr. Andresky approximately six weeks ago and was advised the trail could not be completed as the owners of the properties along the trail refused to move the fences from the utility easement.

Vice Chair Greck questioned the possible locations for the installation of bollards and stated that the OSAC had not seen a conceptual plan for the Flamingo Road Trail as the trail is already existing.

Ms. Cox introduced Ken and Sandy Allen and stated they have offered their services for postholes, bush or tree trimming, and/or skid loader use. Mr. Diez had been advised by Ms. Cox of the Allen's offer to assist in any work necessary to complete the trail. Chair Steward suggested Mr. Allen contact Mr. Diez directly to possibly speed up the process.

5.2 United Ranches trail connection discussion (United Ranches Preservation Board invited)

Chair Steward informed several members in attendance from the United Ranches neighborhood that the OSAC had earmarked a parcel in their neighborhood for a possible purchase as an open space park.

Ms. Perkins, from the United Ranches Preservation Board, stated the residents in the area were very interested in having a neighborhood park.

Chair Steward stated the OSAC had ranked a 3+ acre parcel called the Gill property; however, was under the impression the neighborhood was not interested in a neighborhood park.

Ms. Perkins said, they were not only interested, but had previously contacted Broward County to purchase property; however, the property owner had priced the parcel in excess of the appraised value and disqualified the parcel for consideration.

Mr. Burgess stated, at that time the property was considered un-incorporated Broward County and was smaller than the 40 acre minimum size for a regional park. There was also no willing manager or City to manage the site.

Vice Chair Greck advised the OSAC's interest was to find a parcel for a passive park and a means to connect the residents of United Ranches to the Davie Trail System with the installation of a multi-use trail.

Council member Starkey stated the owners of the parcel on Griffin Road that is currently within the city limits of Cooper City still has a willing seller; however, until the Town of Davie annexes the property, Open Space Funds would not be available to purchase the property.

Ms. Perkins then commented that the Griffin Road property was more substantial than the Gill property, which would be hidden from the general public due to its location. Ms. Perkins also questioned access from Griffin Road to Linear Park on Orange Drive. Vice Chair Greck stated the Board would be discussing a pedestrian bridge at tonight's meeting and invited Ms. Perkins to stay for that discussion.

Vice Chair Greck confirmed Ms. Perkins would be the contact for the United Ranches neighborhood as she is the Chair of the United Ranches Preservation Board and the President of the United Ranches Homeowner Association.

5.3 East side proposed trail system – Phil Holste

Mr. Holste presented an updated trail map of the entire Town of Davie for feedback from the OSAC and guests and for possible future trails. All sidewalks are now being considered part of the recreational trail system.

Mr. Holste highlighted the proposed trails for the benefit of the guests in attendance. The locations of the proposed trails are as follows:

- SW 139th Avenue from SW 14th Street to SW 26th Street
- United Ranches neighborhood
- Pine Island Ridge
- East/West trail along the FPL Easement

Mr. Holste asked the Board and guests to review the maps and mark the locations of existing and proposed trails not currently indicated on the maps. Chair Steward suggested a workshop to review the trails maps in more detail without the time constraints of the Open Space Meeting.

Vice Chair Greck lead a discussion regarding the time line for trails to be added to the Comprehensive Plan. Chair Steward suggested the Board discuss Item 5.4 to gain more insight regarding the requirements of the Comprehensive Plan to determine if a workshop should be planned.

5.4 Consultant's presentation (for informational purposes) Recreation and Open Space element update of Comprehensive Plan – Iler Planning Group

Ms. Ingrid Allen, a Planner with the Town of Davie reported that the Town is required to conduct an evaluation of the Comprehensive Plan every seven years. The evaluation appraisal report, known as EAR, was found sufficient by the Department of Community Affairs of the State Planning Agency in Tallahassee.

Subsequently, EAR-based amendments are required by taking recommendations received, and incorporate them into the Comprehensive Plan. In addition, the Town of Davie is also conducting a comprehensive update of the Plan. The last update of the Plan was conducted in 1995. The Town of Davie had hired the Iler Planning Group to take the Town of Davie through the process of updating the Comprehensive Plan. Mr. Todd Miller was introduced to present the findings, proposed new policies and updates.

Mr. Miller, Planner for the Iler Planning Group, likened his finding to a report card as to how the current Comprehensive Plan is performing. The State of Florida requires the Comprehensive Plan to be amended based upon the EAR Report and its recommendations.

In 2003/2004, the Town of Davie began the evaluation process with six public workshops to determine the major issues facing the Town. Based on those findings, the Town adopted the EAR Plan in 2006, the State found that Plan sufficient in July of that same year.

The four additional public workshops, held in October and November of 2007, were conducted to gather additional public input to include any new major issues that may have arrived since July 2006. The Iler Planning Group is working closely with the Town of Davie as the new deadline is fast approaching for submittal of the amendments to the State for review.

The Evaluation revealed six major issues, they were:

- Preservation and acquisition of open space
- Funding and coordinating of the Capital Improvement Plan
- Providing opportunities for affordable housing
- Planning for economic vitality within the Town
- Building an adequate road network
- Encouraging and focusing growth within the regional activity center

Some existing conditions Mr. Miller felt that were more pertinent to OSAC than others. Davie's Future Land Use map has both recreation and open space as well as conservation future land-use categories. These categories are being maintained through the Comprehensive Plan Amendments, and as of 2005, those categories were comprised of a total of 649 acres.

There are over 50 recreational parks and open space areas within the Town of Davie with over 1,800 acres; 38 of the recreational areas and open space parcels are Town owned, 5 leased and 7 are State or County parks and recreation areas.

The Comprehensive Plans sets a Level of Service, or LOS, based on the number of acres to provide for, and the population of the Town. The Town of Davie has an exceptionally high LOS at 10 acres per 1,000 population. Even at that high level with 1,800 acres of parks, the Town is currently meeting its LOS standard and will continue to meet that standard for the next 10 to 12 years without adding any additional acreage.

In 2005, the residents of Davie approved an Open Space Bond, which provided for \$25 million for protection of water bodies, wildlife habitat, completion of the trail system and the protection of natural areas.

To date, the Town has acquired 74 acres of parks and open space and has over \$15 million left for future acquisitions. In the current comprehensive plan, there are numerous policies and objectives dealing with open space, some of those include:

- Adopt land development regulations to address methods for acquiring parks and recreational lands
- Conservation to preserve and protect environment and ecologically significant lands.

Several new proposed policies in the future land use element are as follows:

- Protect and preserve the open space, farm-lands, environmental areas as well as natural vistas of the Town.
- Discourage urban sprawl and encourage development in eastern Davie where the infrastructure exists to accommodate such intensity and density thereby preserving more agrarian lands in the west.
- Encourage compact urban design to provide opportunities in the more urbanized areas of east Davie for pockets of open space.
- Develop a parks master plan by the year 2010.
- Provide for criteria for evaluating park acquisitions.
- Identify and pursue acquisition of strategic parcels which will allow for the connection of existing parks and trails
- Coordinate with Broward County for connection of trails.
- Utilization of natural vegetation within the parks and open space areas.
- Periodic update to the tree inventory on Town owned properties.

As part of these amendments, the Chappell Group, Inc. provided updates to the inventory of parks, trails, wetlands and conservation areas. Mr. Tyler Chappell presented maps detailing the updates for the Board to review.

Mr. Chappell stated the lakes, canals and wetlands map, currently part of the open space parks and parcels, were researched with the County to ensure they were represented on the GIS Maps with the Town's Comprehensive Plan, and accurately depicted in the Town's tables in their average acreages.

In addition, the permits issued in the Town of Davie were reviewed for conservation easements for wetland impacts and mitigation areas that were constructed in the Town. Those conservation easements had a legal description assigned and super-imposed on the GIS maps that are part of the Comprehensive Plan.

The maps indicate the service center circles with a radius of ½ mile for the neighborhood parks to determine the residents utilizing those areas, the regional parks servicing the tri-county area as well as breaking out the community parks with a 3 mile radius.

The new subdivisions not previously on the Comprehensive Plan, were added and show only the FPL easements that are owned or leased by the Town even though they are open spaces and utilized by the residents.

The Bicycle and Pedestrian Pathways map show the existing and new paths added since the last Comprehensive Plan Amendments including any new subdivisions not previously on the Comprehensive Plan. All sidewalks in the subdivisions are now included in the maps to the best of their ability.

The Equestrian Trails map reflect the existing and new trails not on the comprehensive plan near the Long Key Natural Area and other additional trails not previously shown.

The three maps presented quantify the areas not only in acreage, but also accurately reflect the location of the parks, open spaces and recreational areas within the Town. Mr. Miller opened the discussion for questions.

Ms. Webb questioned the public's ability to access the trail under the FPL easement in the Vista Lakes community in the Oak Hill area that divides the two lakes. Mr. Tyler made a note of the request to clarify if the trail was public or private.

Vice Chair Greck asked if it was customary to include the sidewalks as recreational trails in a given municipality. Mr. Tyler answered, the inclusion of the sidewalks was requested by Town Staff.

With respect to the Future Land Use Policies portion of the Comprehensive Plan, Policy No. 1-8 – Protect and Preserve Open Space, Farmlands, Environmental Areas and Natural Vistas; Vice Chair Greck asked of the proposed policies to protect the open space parcels. She went on to say that the OSAC had been discussing plans for permanency with deeds and conservation easements on those properties. Vice Chair Greck asked for a more detailed explanation of that section.

Mr. Chappell replied the recommendations reflect smart growth planning principles and wanted to incorporate the principles in the planning movement. The policies outlined are the framework for future regulations that may be put in place. Chair Steward noted that the difficulty lies with implementing those regulations to protect the open space farmlands, environmental areas and natural vistas.

Vice Chair Greck clarified that each parcel of open space within the Town is not automatically protected into perpetuity upon the adoption of the new Comprehensive Plan and its Amendments. Protection of these parcel must be addressed individually by deed restrictions and/or conservation easements. The process of protecting each parcel is costly and not currently a budgeted expense.

Mr. Miller advised the deadline to review the maps for trails and make any changes is June 11, 2008 at which time the Council will review the Comprehensive Plan and give their comments.

Ms. Webb stated there would not be time to conduct a workshop to review the trail maps.

5.5 Update of Weekly parcel – Phil Holste

Mr. Holste reported there is no east/west connection trail update.

The Town had requested the second appraisal for the Weekly property on Flamingo Road and should be available within the next week. The Town Council had directed Staff to begin negotiations for 5 to 10 acres of the site.

Vice Chair Greck asked for the specifications of the negotiations with regard not only to price, but also which portion of the parcel is being considered for purchase and the zoning of the remaining portion of the parcel not purchased by the Town.

Mr. Holste stated he was not aware as to the type of negotiations taking place as those duties are carried out by Mr. Cohen. Mr. Holste went on to say that he believed the negotiations were focusing on the portion of property at the northeast corner.

Council member Starkey stated that the details of the negotiations are currently unknown as Mr. Weekly is expected to start the negotiations. The proposal would then be reviewed by OSAC for consideration, keeping in mind that the United Ranches area may also be applying for Open Space Bond dollars. A motion for purchase by the Council will be preceded by review by OSAC.

Ms. Lee asked if the Town was able to re-negotiate the price of any parcels being considered for purchase due to the decline of the real estate market. Mr. Holste advised only if the Town had not already entered into a purchase contract, as is the case with the Batten's property and the Devine parcel.

6. NEW BUSINESS

Mr. Holste advised the Agricultural Advisory Board had requested a joint meeting with the OSAC to discuss their proposal to implement a marking system to the trail system to assist with emergency vehicles responding to a medical emergency. The AAB suggested using Open Space funds, depending on the cost to complete the project. The AAB made a motion at their last meeting to direct staff to look into an estimate for marking the trails.

Ms. Webb volunteered to attend the AAB meeting on June 26, 2008 in the Pioneer Room at Town Hall to discuss ideas for a marking system.

Council member Starkey advised the Station 68 item on the Council Agenda had been tabled. Council member Starkey stated the property located at the corner of SW 26th Street and Flamingo Road had been dedicated to the Town of Davie by the Florida Department of Transportation as part of our green ways and trail system. Currently, five active burrowing owl nest sites and nine owls have been documented to be living there. The Florida Fish and Wildlife Administration had posted signs on those sites to bring awareness to the owls living on the parcels.

Council member Starkey proposed the parcels be named, "Owl's Lookout Park" and to possibly include climbing rocks or benches for children to passively view the owls. Representatives from Flamingo Gardens believe some of the owls on the parcels may have been released from their rescue program.

Council member Starkey stated she would like the Council to approval construction of a new fire station at the existing location on SW 36th Court, and not use the Town's Open Spaces for a fire-house location.

Chair Steward suggested residents attend the next Town Council meeting to make their views regarding the preservation of open space known. Vice Chair Greck echoed those sentiments as changing the zoning from Open Space to Community Facility does not require a super majority vote.

Chair Steward stated that if parcels are changed from open space to community facilities and a precedent is established, the next possible location for re-zoning will likely be the trail on 26th Street between Flamingo Road and SW 130th Avenue for fire truck access to the west due to the new location of Fire Station 68.

Ms. Pellicane suggested some constructive criticism to encourage the Fire Department to use the resources currently available instead of acquiring open space lands for Fire Department use. Ms. Pellicane asked for an explanation of the inadequacies of the existing fire station.

Council member Starkey replied that the fire station is an old facility and hurricane damage to the roof resulted in mold contamination. The Council at that time, directed Staff to move forward with the renovation of that site. The \$16 million Fire Bond was to be used to build two new fire stations and the others were to be renovated. Station 68 had the potential to be replaced. The fire fighters are concerned the tower behind the building could fall during a hurricane; however, Council member Starkey believes the tower should be moved, not the station.

In addition, the architects designing the new stations were given the suggestion to design a facility for a small site. Council member Starkey felt that Staff did not seem to give much consideration to the recommendation to design for a small site or for negotiating to lease the adjoining site for ingress and egress.

If an access road is built in place of the multi-use trail on the SW 26th Street right-of-way from Flamingo Road to SW 130th Avenue, a traffic signal at a cost of more than \$150,000 to the Town, would be required on Flamingo Road.

Ms. Paul had advised that the Fire Department purchased equipment too large to be housed in the bays of the existing stations and are now looking to build a larger station large to house the new equipment.

Ms. Paul stated that the only lands currently protected, are lands purchased with Bond dollars; however, once the bond has been expended, the property is no longer protected. A recommendation given to Council was to put conservation easements on the open space parcels. The Charter Review Board recommended that if any other use of open space parcels is desired, then a super majority vote would be required. Ms. Paul suggested when speaking to the Council, encouragement be given for them to accept the Charter Review Board's recommendation of a super majority vote to change the land use zoning of open space parcels.

Vice Chair Greck stated the Town has substantial areas dedicated to open space. As time goes by and the population increases, there will be increased pressure to build more community facilities. Each time a new facility is proposed, the Town will always already have the land in possession, which underscores the need to protect the parcels on a permanent basis.

Chair Steward suggested members in attendance to attend a Town Council meeting to voice their concern regarding this matter. Discussion ensued regarding the fire station proposed for the Shenandoah/Oak Hill area as the use of park land was proposed for that station also. A meeting is schedule to discuss the issue on June 17, 2008 at the Rick Case community room.

Motion made by Vice Chair Greck and seconded by Ms. Webb, to recommend that the Town Council not approve any zoning change to the parcels located on Flamingo Road and SW 26th Street; and, recommend building a new Fire Station 68 on the existing site located at the corner of SW 36th Court and Flamingo Road. In a voice vote, the motion passed unanimously with Ms. Carey abstaining.

Council member Starkey stated she had heard complaints from Staff regarding the amount of open space the Town must maintain. Council member Starkey stated she was concerned as those staff members are not residents of Davie but residents of Pembroke Pines, and do not share the philosophy of preserving opens space.

Ms. Paul commented that an overgrown trail next to one's home is a much better option than another strip mall. In addition, overgrowth in areas not frequently used by residents will at least give the wildlife, areas to exist.

7. AGENDA ITEMS FOR NEXT MEETING

- Traffic signal at Linear Park and Flamingo Road.
- Change OSAC schedule to monthly meetings.
- Pedestrian crossing at Linear Park and Pine Island at Orange Drive.

- Recreational bridge crossing at United Ranches.

8. COMMENTS AND/OR SUGGESTIONS

Chair Steward stated that she had spoken to Council member Crowley with regard to the recreational bridges along Griffin Road and was advised he would put it on the agenda for discussion at the next Council meeting.

Ms. Webb advised that the equestrian trail signs along SW 139th Avenue in Oak Hill have been missing and/or broken for some time now and need to be replaced.

Ms. Webb expressed her concern regarding the removal of the Australian pine trees along SW 136th Avenue in Oak Hill. Despite the fact the trees are invasive, Ms. Webb stated the residents' need for shade is more important than the need to remove exotic trees. There are no other trees along the path and the removal would liken the area to a desert. Some type of mitigation or compromise on the number of trees removed at one time should be considered. As well, the existing wildlife and habitats also need consideration.

Ms. Lee advised the neighborhood of Davie Oaks had lobbied for the removal of the trees which due to the danger of hurricanes along the boundary of the Davie West neighborhood only. Ms. Webb felt the residents of Oak Hill would not want the removal of the remaining trees.

Mr. Lee and Mr. Burgess commented that the County and the State required their removal. Ms. Greck asked about a possible replacement program for the trees. Council member Starkey then talked about the design plan for the Van Kirk parcel that includes uplands, wetlands, a rookery, and other ecological design features.

Vice Chair Greck suggested the area along SW 136th Avenue be considered for the Tree Legacy Program. Chair Steward explained the area is currently not an approved site, contacting your Councilman would be necessary.

Discussion ensued regarding the prohibition of horse trailer parking at the Long Key Natural Area. Ms. Webb felt the large grassy lot next to the large asphalt lot for horse trailer parking would create a safer way for equestrians to visit the Park than riding along SW 130th Avenue from the Oak Hill Equestrian Park.

The Board discussed the time frame remaining to review the Davie Trail Map before the dead line for the Comprehensive Plan on June 11, 2008 and decided not to table the

item and continue the meeting to note all existing and proposed trails and recreational paths to be recorded on the Davie Trail Map.

Comprehensive Plan Amendment – Update to Inventory of Trails, Parks, Wetlands and Conservation Areas

1. East and West side of Shotgun Road, from SW 20th Street north to SW 14th Street
2. South side of SW 14th Street, from Shotgun Road east to the Recreational trail located on SW 148th Avenue.
3. SW 26th Street from Peaceful Ridge Road east to Hiatus Road
4. The west side of the N-21 Canal behind the east side residences of Peaceful Ridge Road from SW 36th Court north to SW 26th Street
5. Martha Bright Trail along the N-17 Canal from Long Lake Estates north to the Harmony Lakes Trail.
6. Majestic Groves neighborhood connection to the Robbins Preserve at the southwest corner of Long Lake Ranches West.
7. East/West trail within the Davie West neighborhood
8. Sierra Ranches' East/West Trail
9. East/West recreational trail between Harmony Lakes and Scarborough, from Hiatus Road to Nob Hill Road for students
10. Stirling Road over the I-75 overpass
11. Pedestrian bridge over the C-11 Canal for access from United Ranches to Linear Park at SW 106th Avenue.
12. Interior trails to an open space parcel in United Ranches.
13. Canal easement in United Ranches going south from the C-11 Canal
14. Turnpike Trail from Griffin Road south to the FPL easement.

9. ADJOURNMENT

With no more business to discuss, the Meeting was adjourned at 10:13 p.m.

Approved

Chairperson/Committee Member